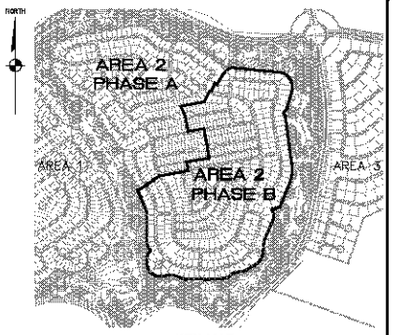
Case 09-14814-gwz Doc 1237-2 Entered 08/13/10 15:48:54 Page 1 of 1

IMPROVEMENT PLANS
FOR
RHODES HOMES ARIZONA, LLC
GOLDEN VALLEY RANCH, AREA 2 PHASE B

TRACT

A PORTION OF SECTION 3, 4, 9, 10 TOWNSHIP 20 NORTH, RANGE 18 WEST,
GILA AND SALT RIVER MERIDIAN,
MOHAVE COUNTY, ARIZONA



KEY MAP
SCALE: 1"= 1000'

ENGINEERS ESTIMATED QUANTITIES

SEWER

ITEM	QUANTITY	
8" P.V.C. SEWER LINE	18,130	LF
48" DIA. SANITARY SEWER MANHOLES	73	EA
4" SEWER LATERAL	474	EA
8" SEWER STUB AND CAP	1	EA

STORM DRAIN

ITEM	QUANTITY	
18" HDPE STORM DRAIN	310	LF
30" HDPE STORM DRAIN	94	LF
48" HDPE STORM DRAIN	284	LF
SCUPPER	9	EA
CURB AND GRATE INLET	6	EA
48" DIA. STORM DRAIN MANHOLE	2	EA

WATER

ITEM	QUANTITY	
8" PVC WATER LINE	18,312	LF
8" GATE VALVE	37	EA
8" 11.25° BEND	3	EA
8" 22.5° BEND	1	EA
8" 45° BEND	8	EA
8" 90° BEND	1	EA
8" X 8" X 8" TEE	14	EA
8" X 8" X 8" X 8" CROSS	1	EA
FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE)	41	EA
8" CAP W/2" BLOWOFF ASSEMBLY	5	EA
3/4" WATER METER	474	EA
1" WATER LATERAL	474	EA

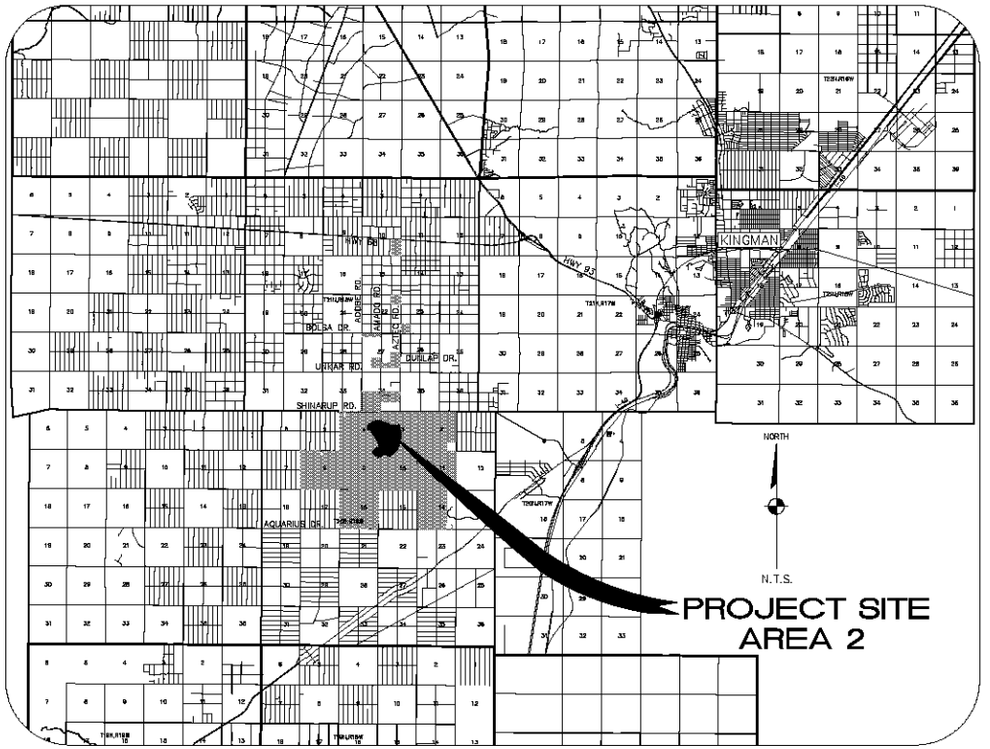
STREETS

ITEM	QUANTITY	
A.C. PAVEMENT	9,648	CY
TYPE II AGGREGATE BASE	27,847	CY
STREET NAME SIGN	58	EA
STOP SIGN	28	EA
SPEED LIMIT SIGN	78	EA
NO PARKING SIGN	70	EA
NO OUTLET SIGN	4	EA
30" ROLL CURB & GUTTER	45,000	LF
24" RIBBON CURB & GUTTER	8,050	LF
SIDEWALK	109,900	SF
VALLEY GUTTER	10,520	SF
DRIVEWAY	474	EA
ALLEY ENTRANCE	8	EA
STREET LIGHT AND POLE	154	EA
STREETLIGHT CONDUIT	21,535	LF
SURVEY MONUMENTS	0	EA

NOTE: QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EXACT QUANTITIES.

SHEET INDEX

SHEET NO.	DWG NO.	DRAWING TITLE
1	C1	COVER SHEET
2	NOTES	GENERAL NOTES, ABBREVIATIONS, LEGEND
3-7	DT1-DT5	DETAILS
8-10	LC1-LC3	LINE AND CURVE DATA SHEET
11-21	GR1-GR11	GRADING PLANS
22-32	UP1-UP11	UTILITY PLANS
33-43	SL1-SL11	STREET LIGHT & TRAFFIC CONTROL PLANS
44-45	PP1-PP2	B1 STREET PLAN AND PROFILE
46-48	PP3-PP5	B2 STREET PLAN AND PROFILE
50-52	PP7-PP9	G1 STREET PLAN AND PROFILE AND C.E. "L" STORM DRAIN
53-56	PP10-PP13	G2 STREET PLAN AND PROFILE
57-59	PP14-PP16	M2 STREET PLAN AND PROFILE
60-61	PP17-PP18	M1 STREET PLAN AND PROFILE
62	PP19	Q STREET PLAN AND PROFILE
63	PP20	T STREET PLAN AND PROFILE
64	PP21	P STREET PLAN AND PROFILE
65	PP22	U STREET PLAN AND PROFILE
66-67	PP23-PP24	I STREET PLAN AND PROFILE
68-69	PP25-PP26	J STREET PLAN AND PROFILE AND STORM DRAIN
70-71	PP27-PP28	K STREET PLAN AND PROFILE
72	PP29	L STREET PLAN AND PROFILE
73	PP30	N STREET PLAN AND PROFILE
74	PP31	2 STREET PLAN AND PROFILE
75	PP32	3 STREET PLAN AND PROFILE
76	PP33	4 STREET PLAN AND PROFILE
77	PP34	5 AND 9 STREET PLAN AND PROFILE AND 8 STREET STORM DRAIN
78	PP35	6 AND 7 STREET PLAN AND PROFILE
79	QS PP1	C.E. "L" OFFSITE 8" SEWER PLAN AND PROFILE



VICINITY MAP
NTS

LAND USE INFORMATION

FLOOD ZONE DESIGNATION:	FEMA-C AND A
TOTAL ACREAGE:	118
TOTAL LOTS:	474
AVERAGE LOT SIZE:	8,583 S.F.
MINIMUM LOT SIZE:	5,000 S.F.
MAXIMUM LOT SIZE:	12,785 S.F.
DENSITY:	3.97 D.U./ACRE
LAND USAGE AND ZONING:	
CURRENT LAND USAGE:	RDA
PROPOSED LAND USAGE:	UDA
PROPOSED ZONING:	R1D
COMMON ELEMENT, PARK, DRAINAGE AREAS	2.5 ACRES

UTILITIES

SEWAGE DISPOSAL:	PERKINS MOUNTAIN WATER COMPANY	TBD	TBD
WATER:	PERKINS MOUNTAIN WATER COMPANY	TBD	TBD
ELECTRICITY:	UNISOURCE ENERGY	2498 AIRWAY AVENUE	(928) 681-4129
TELEPHONE:	FRONTIER COMM.	2202 STOCKTON HILL	(928) 753-3000
GAS:	UNISOURCE ENERGY	2498 AIRWAY AVENUE	(928) 681-4129
SOLID WASTE COLLECT:	WESTSIDE DISPOSAL	7107 HWY 93	(928) 565-9369
SOLID WASTE DISPOSAL:	MOHAVE COUNTY	201 N. 4TH STREET	(928) 753-0723
FIRE PROTECTION:	GOLDEN VALLEY DIST.	3327 N. MAYER RD.	(928) 565-3479

OWNER

SOUTH DAKOTA CONSERVANCY LLC
4730 S. FORT APACHE RD
SUITE 300
LAS VEGAS, NEVADA 89147
(702) 873-5538

DEVELOPER

RHODES HOMES ARIZONA, LLC
2215 HUALAPAI MTN. RD.
SUITE H
KINGMAN, ARIZONA 86401
(928) 718-2210

ENGINEER / SURVEYOR

STANLEY CONSULTANTS, INC.
3820 S. EASTERN AVENUE
SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-6399

BASIS OF BEARINGS

NORTH 00°13'38" EAST – THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 WEST, GILA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS DETERMINED BY THE ARIZONA COORDINATE SYSTEM OF 1983 (AZ83-WF), WEST ZONE, INTERNATIONAL FOOT (IFT), UTILIZING FAST STATIC OBSERVATIONS PROCESSED BY NGS-OPUS.

M.C.S.D. "SD 32" = LATITUDE 35°09'22.70034"N,
LONGITUDE 114°09'21.57240"W (NAD '83)
HEIGHT 2582.46391ift (NAVD'88)

STONE 1/4 COR 3/2 = LATITUDE 35°08'55.53385"N,
LONGITUDE 114°10'30.72281"W (NAD '83)
HEIGHT 2498.20456ift (NAVD'88)

BENCHMARK

BENCHMARK # "SD 34" M.C.S.D.
ELEVATION= 2580.24273 IFT (NAVD '88)

DESCRIPTION: ALUM CAP 3" DIA., SET IN CONC. 85 FT. NORTHEAST OF THE SOUTH 1/4 CORNER OF SEC. 35, T. 21 N., R.18 W. AND THE INTERSECTION OF SHINARUMP DR. AND HOPE RD., STAMPED "SD 34 1999 RLS 10343."

CONTRACTOR'S NOTE

CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN INFORMATION ON PLANS AND EXISTING SITE CONDITIONS.

SOURCE OF TOPOGRAPHY

EXISTING GROUND TOPOGRAPHY WAS DEVELOPED FROM TWO SOURCES:
1. MOHAVE ENGINEERING AND ASSOCIATES, INC (AERIAL – 2' CONTOURS); DATED 12/21/04
2. AEROTECH MAPPING (AERIAL – 2' CONTOURS); DATED 1/13/05
BOTH AERIAL SURVEYS WERE DONE ON NGVD 29 AND WERE CONVERTED TO NAD88 BY RAISING SURFACE ELEVATIONS A DISTANCE OF 2.546 FT BASED ON NGS-OPUS SOLUTIONS OF FAST STATIC SURVEY OR MOHAVE COUNTY CONTROL POINT SD 33.

GEOTECHNICAL NOTE:

ALL CONSTRUCTION SHALL CONFORM WITH THE SOILS REPORT PREPARED BY: AMERICAN SOILS ENGINEERING, LLC.
DATED: 12 SEPTEMBER 05
PROJECT No.: 1060-GEO

FEMA FLOOD ZONE

FEMA MAP: PANEL NO. 040058 2325C
MAP UPDATE: OCT 20, 2000

A PORTION OF PHASE B OF AREA 2 LIES WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD ZONE HAZARD AREA ZONE "A". THE REMAINING PORTION OF PHASE B IS IDENTIFIED AS ZONE "C", WHICH IS OUTSIDE THE AREA OR THE 100 YEAR STORM. SEE PLAN FOR BOUNDARY LOCATIONS.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVER-HEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid cutting underground utility lines. It's easy.
Call before you Dig
ALL STATE 1-800-782-5348 (1-800-STAKE-IT)

Avoid overhead power line contact.
Call before you Overhead
1-928-753-5591 MOHAVE

PRELIMINARY ISSUE FOR REVIEW
NOT FOR CONSTRUCTION 04-12-06

Registered Professional Engineer
CERTIFICATE NO. 42874
STEVEN A. HADEL
ARIZONA, U.S.A.

REV. NO.	DESCRIPTION	DRAWN BY	APPROVAL	DATE

SCALE (H) AS SHOWN
SCALE (V) NONE
DRAWN BY GA/RM
CHECKED BY SH/DB
DATE 04-12-06

Stanley Consultants INC.
3820 S. Eastern Avenue, Suite 200
Las Vegas, NV 89119 (702) 369-6399
(702) 369-6398 Fax
www.stanleygroup.com

RHODES HOMES ARIZONA, LLC
GOLDEN VALLEY RANCH
AREA 2 PHASE B
COVER
MOHAVE COUNTY ARIZONA

SHEET
C1
1 OF 79 SHEETS

SCI PROJECT#
18476.24.22